

Landowner Specific Narrative Summary

David E. McMurray and Deanna L. McMurray, as Trustees of the McMurray Family Trust and David McMurray as Trustee of the Special Needs Trust

To date, ATXI has been unsuccessful in obtaining an easement from David and Deanna McMurray as Trustees of the McMurray Family Trust and from David McMurray as Trustee of the McMurray Special Needs Trust. Each Trust owns a one-half undivided interest in one parcel totaling approximately 81 acres along the Sidney to Rising segment of the Project in Champaign County, Illinois. The property at issue has been designated internally as ILRP_RS_CH_096_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, the Trustees or their counsel on approximately 56 occasions, including 10 phone calls, 13 voice mails, 4 letters, 0 in-person meetings (due to this being an out-of-state owner) and 29 emails.

ATXI sent its initial offer packet via Fed Ex on October 22, 2013. After several attempts to discuss the offer with Mr. McMurray from October 2013 to April of 2014, on April 9th, Mr. McMurray finally informed the land agent that he had retained Mr. Randy Green, Esq. to assist in negotiations.

On April 23, 2014, Mr. Green provided his concerns, requested changes to the easement document and provided a formal counteroffer. On May 12, 2014, the land agent requested that Mr. Green provide documentation supporting his counteroffer and further, informed Mr. Green that easement language agreed to between another lawyer in his firm and ATXI would be acceptable but unfortunately Mr. Green's associate was unwilling to share their work product with his client.

ATXI then attempted to address both of Mr. Green's concerns by offering amended easement language and a confidential settlement agreement regarding the easement language on May 23, 2014. ATXI also increased its offer of compensation on May 29, 2014. In response on

June 9th, Mr. Green informed the land agent that he believed his client would be okay with the compensation component, but still needed his colleague to review the CSA. Mr. Green submitted additional revisions on June 13th, to which ATXI responded on June 24, 2014, by providing Mr. Green with suggested revisions to the easement document and an updated compensation offer due to a clerical error in the acreage affected by the easement.

While ATXI will continue negotiations with this landowner, due to the initial delay in negotiations, and the extended nature of continuing negotiations: an agreement in a timely manner is unlikely to occur, and thus eminent domain authority is necessary for this landowner.

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Agent Checklist with Landowner

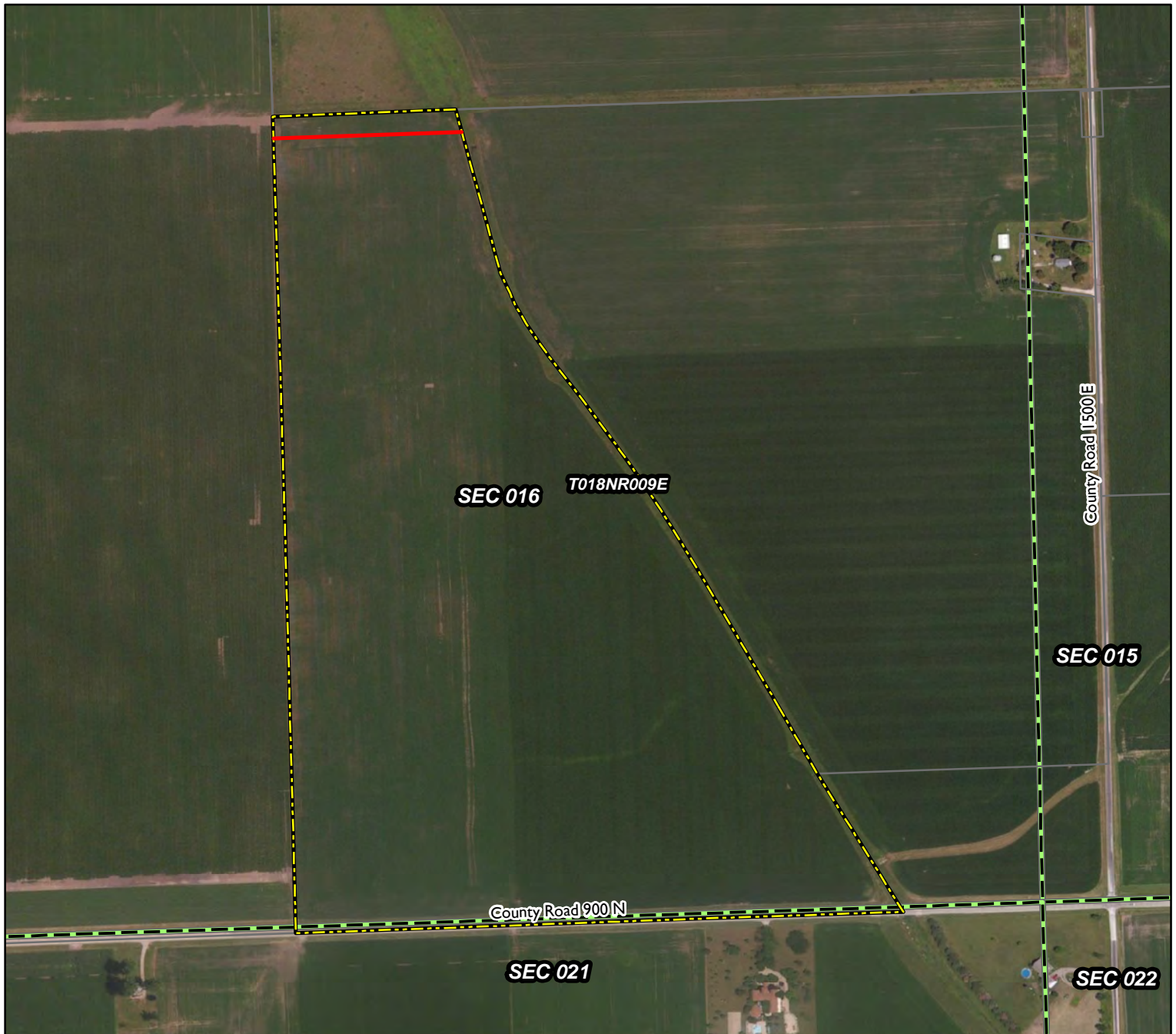
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/22/2013 Mr. Lott ☒
12/7/2013 Phone call
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☐
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Mcmurray ☐
Paul Mcmurray

Champaign County, IL

PT SE 1/4 of Section 16, Township 18 N, Range 9 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 192716400002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 165 330 660 990 Feet

MCMURRAY DAVID E

Tract No.: ILRP_RS_CH_096

Date: 4/29/2014

EXHIBIT "A"

A 2.144 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DAVID E. MCMURRAY, TRUSTEE OF THE STEVEN C. MCMURRAY SPECIAL NEEDS TRUST, RECORDED IN DOCUMENT NO. 2011R06512 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS (D.R.C.C.I.) AND DESCRIBED AS TRACT 1 IN DEED TO DAVID E. MCMURRAY AND DEANNA L. MCMURRAY, TRUSTEES OF THE MCMURRAY FAMILY TRUST, RECORDED IN DOCUMENT NO. 2011R06511, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 16 BEARS NORTH 00 DEGREES 32 MINUTES 15 SECONDS WEST, A DISTANCE OF 2,652.54 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1220532.99, E:1024403.60;

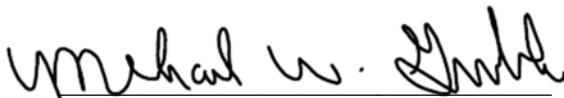
THENCE NORTH 89 DEGREES 15 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 604.47 FEET TO THE NORTH COMMON CORNER OF SAID MCMURRAY TRACT AND A TRACT OF LAND DESCRIBED IN DEEDS TO BARBARA CAROL BOSCH, RECORDED IN DOCUMENT NUMBERS 97R18175, 97R18176, AND 97R18177, D.R.C.C.I. AND BEING FURTHER DESCRIBED IN LAST WILL AND TESTAMENT TO BARBARA CAROL BOSCH, RECORDED IN CAUSE NO. 72-P-24 OF THE COURT RECORDS OF CHAMPAIGN COUNTY, ILLINOIS, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 2,049.19 FEET;

THENCE SOUTH 14 DEGREES 04 MINUTES 31 SECONDS EAST, ALONG THE COMMON LINE OF SAID MCMURRAY TRACT AND SAID BOSCH TRACT, A DISTANCE OF 154.16 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 15 MINUTES 41 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 640.56 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHEAST 1/4;

THENCE NORTH 00 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 93,378 SQUARE FEET OR 2.144 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/13/2014



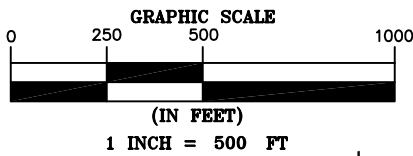
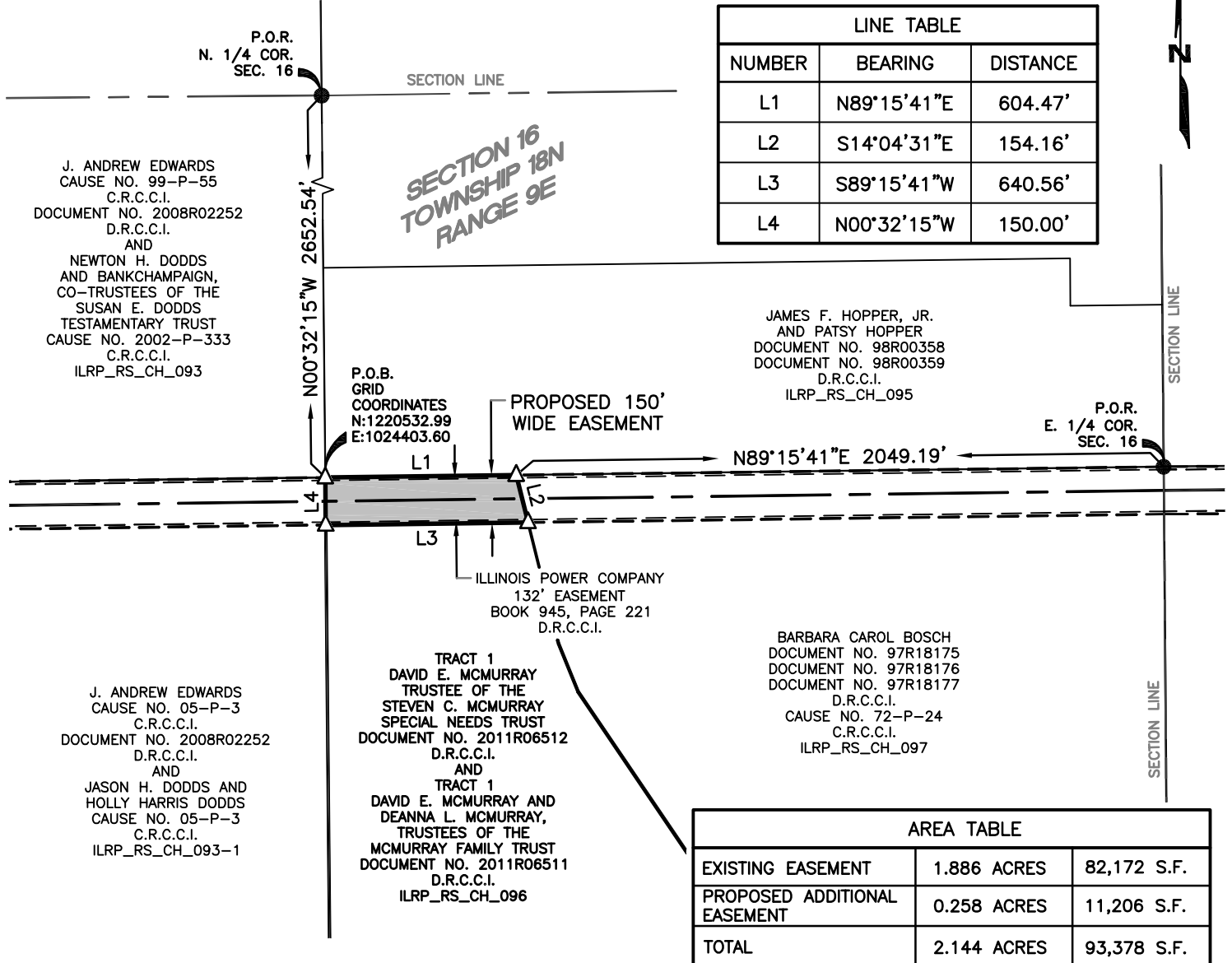


EXHIBIT "A"

ATXI Exhibit 2.3

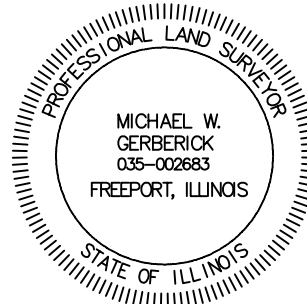
Part F

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LEGEND

- D.R.C.C.I. DEED RECORDS
- C.R.C.C.I. COURT RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/13/2014
SCALE: 1"=500'
TRACT ID: ILRP_RS_CH_096
DRAWN BY: NS



**150' TRANSMISSION
LINE EASEMENT**
SIDNEY TO RISING
SECTION 16, TOWNSHIP 18 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS